

City of Asheville Steep Slope and Ridgetop Ordinance



Steep Slopes & Ridgetops

✍ Where to apply

✍ What to regulate:

- Density
- Amount of grading
- Amount of tree removal
- Height and width of road corridor
- Height of structures
- Appearance of retaining walls

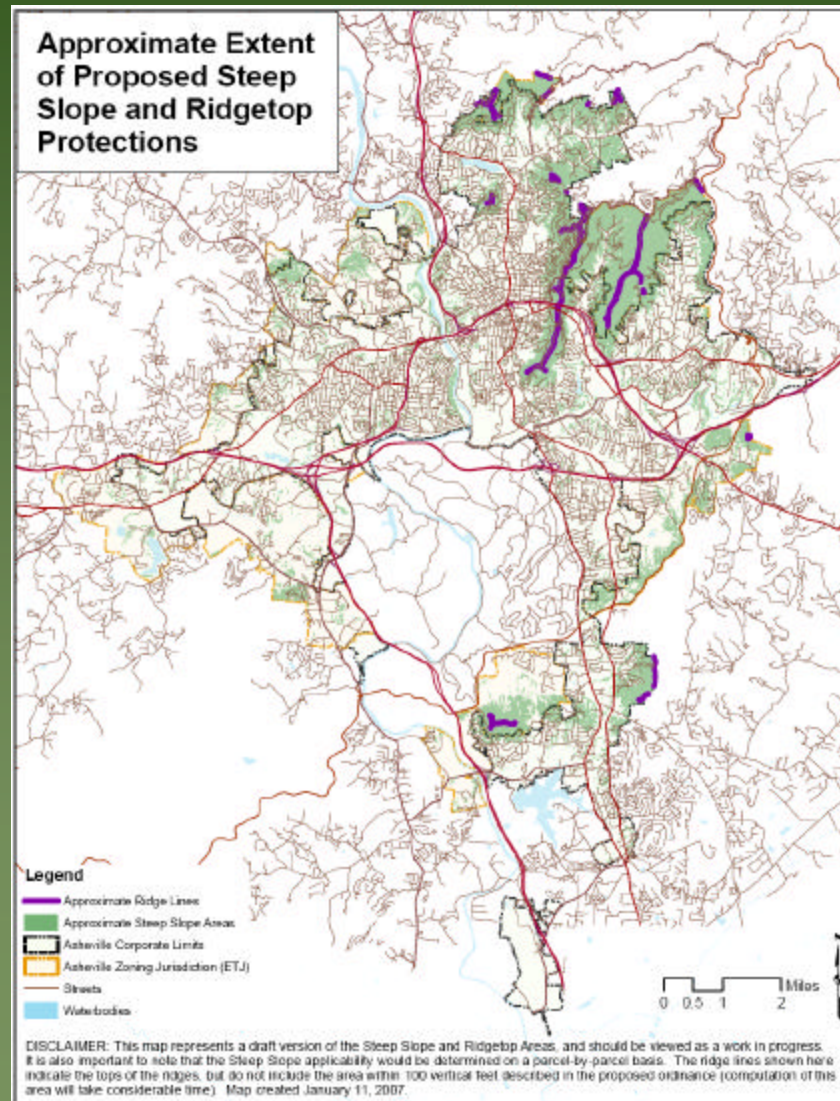
Where to Apply – Steep Slopes

- ✍ "Hillside" areas (previously regulated) – Areas above 2220' in elevation AND having slopes greater than 15%
- ✍ Other "steep slope" areas – Areas not designated as "hillside" but having slopes greater than 25% in residential zones

Where to Apply – Ridgetops

- ✍ "Protected mountain ridges"
(previously mapped and regulated)
- ✍ Areas within 100 vertical feet of a
ridgeline that is 500 or more feet
above the adjacent valley floor when
the ridgeline is a designated
watershed boundary

Where to Apply – Approximate Mapped Area



Extent of Steep Slope and Ridgetop Area

- ✍ Approximately 12.2 square miles, of which ~32% (3.9 square miles) is vacant
- ✍ 93.5% of total area is RS or RM zoned
- ✍ % by zoning district:
 - RS-2 = 47.1%
 - RS-4 = 24.0%
 - RS-8 = 5.7%
 - RM-6 = 8.3%
 - RM-8 = 4.9%
 - RM-16 = 3.6%
 - OTHER = 6.5%

What to Regulate - Density

Regulate density
allowed based on
slope of property

Standard density
in example is 2
units per acre

% Slope	Density
15-19%	1.2
30-34%	0.6
40%+	0.1

What to Regulate - Density

Percent Slope	COA	BunCo
25-29%	0.7-2.8	1.250-0.735
30-34%	0.6-2.0	0.667-0.526
35-39%	0.4-1.2	0.500-0.417
40%+	0.1-0.4	0.400-0.100

What to Regulate – Density



What to Regulate - Grading

Regulate percent of grading allowed based on slope of property

% Slope	% Grading
20-25%	40%
30-34%	30%
40%+	15%

What to Regulate - Grading

Percent Slope	COA	BunCo
25-29%	35%	30%
30-34%	30%	30%
35-39%	25%	15%
40%+	15%	15%

What to Regulate - Grading

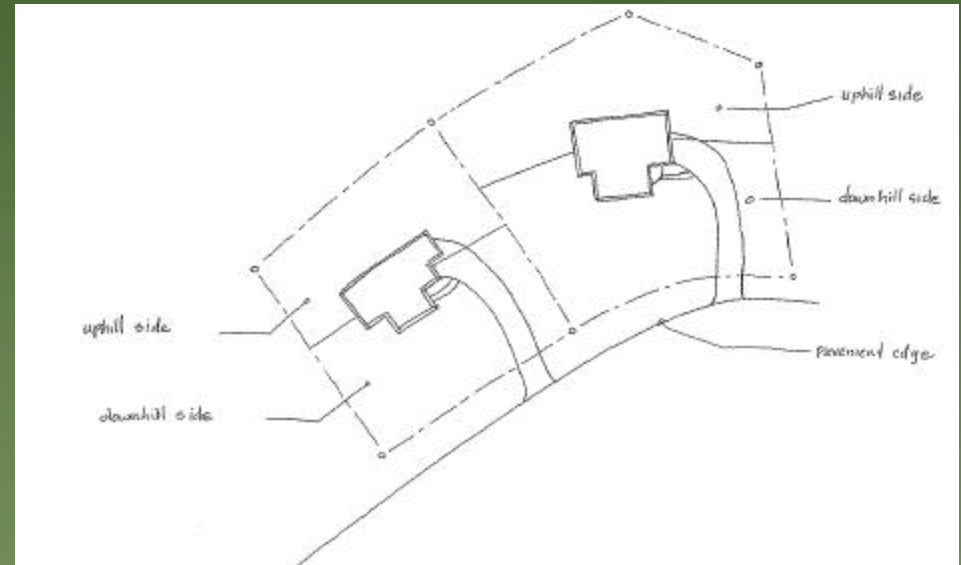


Cut and Fill Slopes

- ✍ Staff proposal is the following:
 - 1.5:1 Cut Slope, provided the vertical dimension is held to a maximum of 30 feet and “reforestation” vegetation is planted
 - 2:1 Fill Slope, provided the vertical dimension is held to a maximum of 40 feet and “reforestation” vegetation is planted

What to Regulate – Tree Removal

- ✍ Protection of trees on both the uphill and downhill sides of the sites to be developed
- ✍ Preserve both larger trees and large groupings of mountain laurel and rhododendron



What to Regulate – Tree Removal



What to Regulate - Road Corridor Width

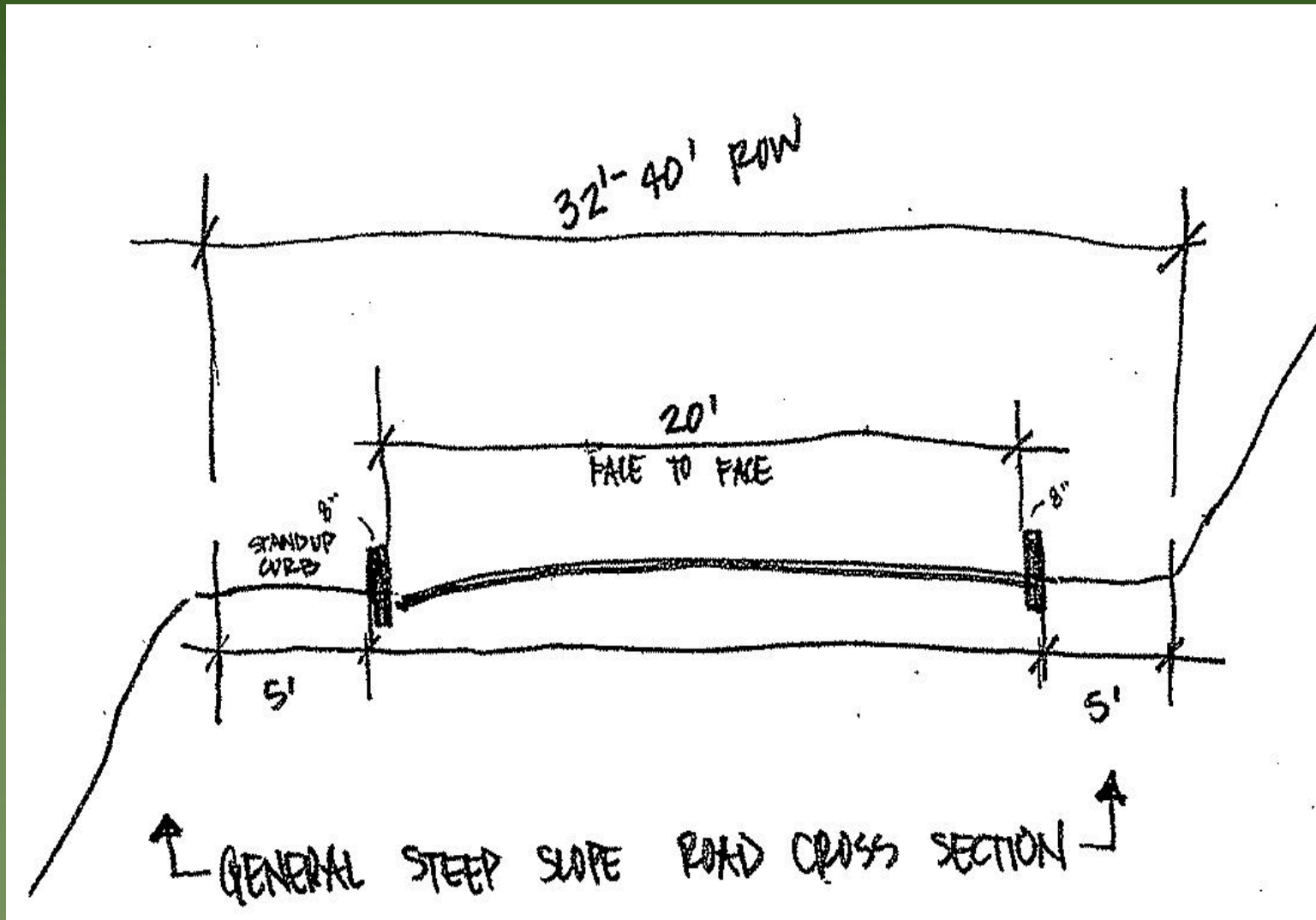


What to Regulate - Road Corridor Height and Width

City Road Construction Standards

- ✍ Road surface width – 20'
- ✍ Eliminate sidewalk requirement in steep slope/low density situations
- ✍ Install utility lines under road surface

What to Regulate - Road Corridor



What to Regulate – Height



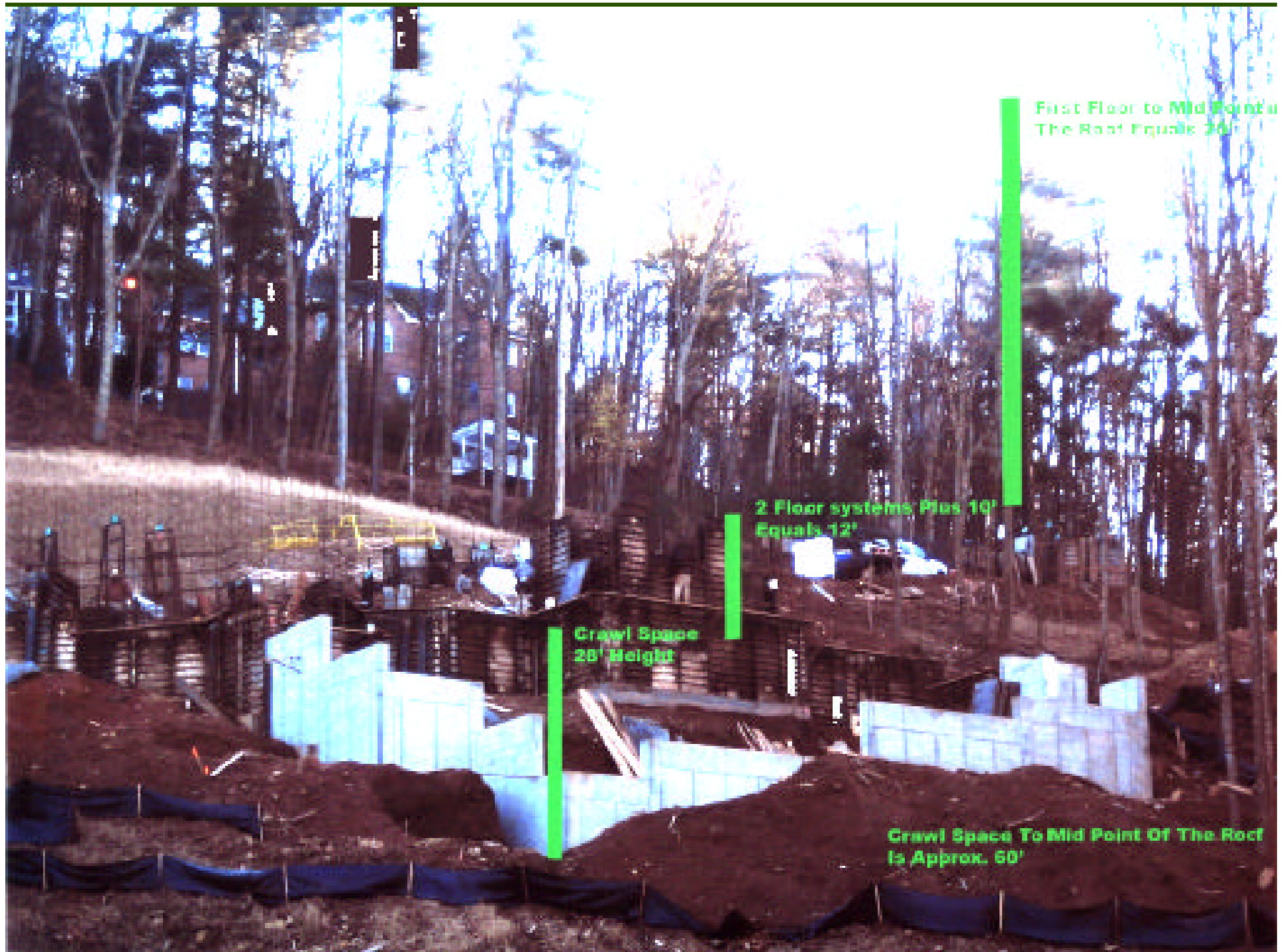
What to Regulate - Height

Height of Structures

- ✦ Limits on structure height reduce visual impact
- ✦ Height measurement in steep slope and ridgetop settings is more restrictive than the general UDO height measurement







First Floor to Mid Point of
The Roof Equals 30'

2 Floor systems Plus 10'
Equals 12'

Crawl Space
28' Height

Crawl Space To Mid Point Of The Roof
Is Approx. 60'

What to Regulate - Height

- ✍ Height bonus for darker buildings (LRV \leq 25) with 50 ft + downslope setback

LRV = 14



- ✍ Bonus does not apply to ridgetop development

LRV = 20



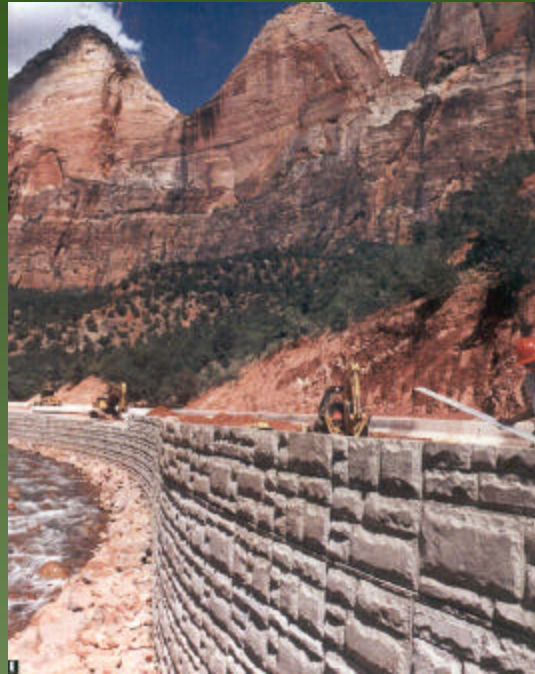
LRV = 39



What to Regulate - Walls

Retaining Walls

- Grading, tree preservation and road corridor width requirements will result in greater use of retaining walls
- Appearance of these walls in steep slope areas in particular and other areas in general needs regulation



Premier Auto - Irvine, CA

What to Regulate - Walls



What to Regulate - Walls



City of Asheville Steep Slope and Ridgetop Ordinance

